

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Case Study House #22

other names/site number Stahl House

2. Location

street & number 1635 Woods Drive

☐

not for publication

city or town Los Angeles

☐

vicinity

state California

code CA

county Los Angeles

code 037

zip code 90069

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

Case Study House #22
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 0 | buildings |
| 0 | 0 | district |
| 0 | 0 | site |
| 0 | 0 | structure |
| 0 | 0 | object |
| 1 | 0 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

The Case Study House Program: 1945-1966

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single dwelling

Current Functions

(Enter categories from instructions.)

Domestic: Single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

International Style

Materials

(Enter categories from instructions.)

foundation: Concrete slab

walls: Steel, Glass

roof: Composition over steel decking

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This is perhaps the most iconic house constructed in the Case Study House program. The L-shaped house consists almost entirely of steel and glass set on a concrete pad, with a rectangular swimming pool occupying the space within the L. Twenty foot wide modules allow for large expanses of glass to face the swimming pool. Situated atop a promontory overlooking Los Angeles, the living room cantilevers over a dramatic precipice. The two bedrooms occupy one wing of the house with the master bathroom tucked into the inside corner of the L behind the kitchen. The kitchen, dining room, and living room are surrounded by glass with the appliances "floating" on steel legs and a freestanding fireplace centering the living room. Deep overhangs shelter the interiors from the harshest sunlight. The house has been continuously owned and maintained by the Stahl family. It retains a high level of integrity.

Narrative Description

This house is a simple pavilion situated on a promontory in the Hollywood Hills section of Los Angeles. The one story 2,300 square foot house is L-shaped in plan and consists almost entirely of steel and glass set on a concrete pad with a rectangular swimming pool occupying the space within the L. The dwelling consists of a living-dining area, kitchen, two bedrooms and two bathrooms. In the short leg of the L are the public rooms, in the other are the sleeping area and carport. A dressing room, master bath and service area are at the juncture. The kitchen and dining-living room are entirely open and surrounded by glass with the kitchen appliances "floating" on steel legs. A freestanding fireplace centers the living room. Deep overhangs of seven to eight feet shelter the interiors from the harshest sunlight.

Twenty-foot wide modules allow for the large expanses of nonbearing glass walls, which face the swimming pool and the magnificent view beyond. All of the major public rooms and private spaces are oriented towards this view. Structural sections of two sizes were used in framing the house. One was a 12-inch I-beam and the other a 40-inch H-column. The columns and beams were spaced on a 20-foot grid, which allowed for 20- by 20-foot bays of uninterrupted space. Architectural historian Elizabeth A.T. Smith said of the house, "For #22 Koenig exploited to the maximum the potential of steel to open up space, constructing a minimal cage spanned by sheets of glass."ⁱ

There is an unobstructed view encompassing an angle of 240 degrees from the mountain to the Pacific Ocean. The only enclosed area, a steel decking wall, faces the street to obtain privacy. All other exterior walls are glass. A concrete footbridge provides passage over the pool from the carport to the entrance.

The house has been continuously owned and maintained by the original clients. There have been no modifications to the footprint of the house and it appears that only the kitchen has been updated. The house is well maintained and in excellent condition. As a result, the property exhibits a high level of

ⁱ Elizabeth A.T. Smith, *Case Study Houses- The Complete CSH Program 1945-1966*, Italy: Taschen GmbH, 2002.

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integrity of design, workmanship, and materials. The residence is in its original location and its setting has been retained. Integrity of association is high because of its continued use as a single-family residence under the ownership of the original clients and their family. Because of these factors, integrity of feeling remains strong.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

1960

Significant Dates

1960: Construction completed

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Pierre Koenig

Period of Significance (justification)

1960. Construction completed.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Case Study House (CSH) #22 meets the criteria established in the Registration Requirements outlined in the MPS cover document. Except for the updated kitchen, the property is original and unmodified. As relates to eligibility, the property meets Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. The property is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program. In addition, CSH #22 was designed by master architect Pierre Koenig. Therefore, the property qualifies for listing under Criteria A and C at the local level of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Stahl House, Case Study #22, was designed by Pierre Koenig and built between 1959 and 1960. It is one of the most iconic and revered of the residential dwellings constructed under the auspices of *Arts & Architecture* magazine's Case Study program, which ran from 1945 until 1966. The importance of the house, its significance within the program, and the work of its architect are thoroughly discussed within the historic Case Study context, being "Experimental Modern residential architecture of the Case Study House program in Southern California: 1945-1966." The house is a key example of the property type: "Single-family residences of the Case Study program," and "the steel-frame dwellings" subtype. The property meets National Register Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine.

As one of the most recognizable contributors to the Case Study House program, CSH #22 is a superlative architectural statement in steel and glass cantilevered over the broad expanse of Los Angeles. In addition, the property represents the work of master architect Pierre Koenig. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of a master architect.

Developmental history/additional historic context information (if appropriate)

Case Study House #22

Name of Property

Los Angeles, California

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

As indicated in The Case Study House Program: 1945-1966 Multiple Property Documentation Form.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☒ Other
Name of repository:
Getty Research Institute Library: Julius Shulman photos
Los Angeles Central Library
Los Angeles Conservancy Library: Preservation Resources
University of California Los Angeles (UCLA) Library
University of Southern California (USC)
Helen Topping Architecture & Fine Arts Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: N 34.100437

Longitude: W 118.370178

Verbal Boundary Description (Describe the boundaries of the property.)

APN: 5556-031-003 TRACT # 13044 LOT COM AT SW COR OF LOT 2 TH N 15 11'24" W 26.12 FT TH N TO NW LINE OF SD LOT TH NE THEREON TO MOST N COR OF SD LOT TH N 11°01'38" E 26.54 FT TH S 55°04" W 53.57 FT TH SW ON A LOT 4... SEE MAPBOOK FOR MISSING PORTION ... LOT 4

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with Case Study House #22 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map herein.

Case Study House #22

Name of Property

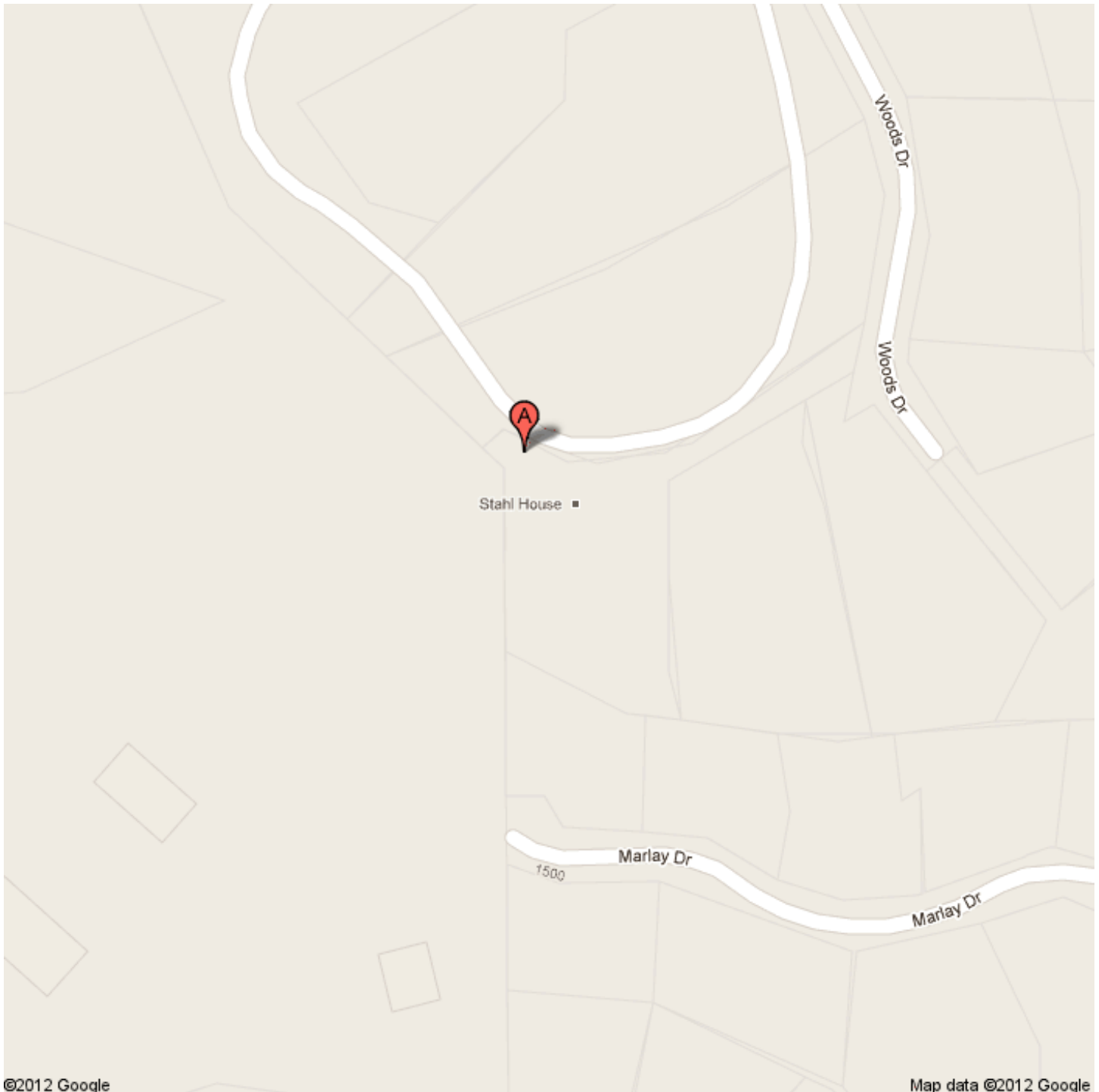
Los Angeles, California

County and State

1635 Woods Drive, Los Angeles, CA 90069

Latitude: N 34.100437

Longitude: W 118.370178



Case Study House #22

Name of Property

Los Angeles, California

County and State

11. Form Prepared By

name/title Amanda Seward

organization Los Angeles Conservancy Modern Committee

date January 2009; Revised March 2013

street & number 523 West Sixth Street, Suite 826

telephone 213-623-2489

city or town Los Angeles

state CA

zip code 90014

e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

| | |
|------------------------------------|--|
| Name of Property: | Case Study House #22 |
| City | Los Angeles |
| County | Los Angeles |
| State | CA |
| Name of Photographer | Hans Andamson |
| Date of Photographs | March 31, 2011 |
| Location of Original Digital Files | Los Angeles Conservancy, 523 W 6 th Street, Los Angeles, CA 90014 |

CA_Los Angeles County_Case Study House 22_0001.tif
East façade and Pool, camera facing East

CA_Los Angeles County_Case Study House 22_0002.tif
East facade, camera facing South

CA_Los Angeles County_Case Study House 22_0003.tif
Living Room, camera facing Northwest

CA_Los Angeles County_Case Study House 22_0004.tif
Dining and Living Room, camera facing South

CA_Los Angeles County_Case Study House 22_0005.tif
Dining Room, camera facing East

CA_Los Angeles County_Case Study House 22_0006.tif
Kitchen, camera facing North

Case Study House #22

Name of Property

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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Stahl Trust of 1990 c/o Mark Stahl

street & number 1635 Woods Drive

telephone _____

city or town West Hollywood

state CA

zip code 90069

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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1635 Woods Drive - APN: 5556-031-003

Scale: 1"=100'

